

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes
October 6, 2014

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

909 Massachusetts Avenue, Special Permit & Site Plan Review- Approval was not endorsed as a super-majority was not available for the special permit vote.

Housing Production Plan (HPP)- Sam Lawton, MRPC presented the latest working draft of the HPP (on file in the Planning Office). He noted that once the HPP is acceptable to the State, the Town's target of subsidized housing would be 20 units annually to reach the State's 10%. He inquired if the Board feels the production schedule is realistic? He noted that the State's target for 40B is revised every ten years with census. A. Burney noted that if the units are growing quicker than population, will they be occupied? If not, what is the reality of units continuing to be built? Affordable housing goals and strategies were presented as part of the HPP along with Implementation strategies. Next step is to refine strategies of the HPP and submit to DHCD for preliminary review before submitting as official and asking Selectmen to approve. Once Selectmen approve, it will be submitted to DHCD for formal approval; once formal approval received, HPP is effective for five years. S. Lawton would like to submit draft to DHCD by end-October. Board to review draft, see if strategies are pertinent, and email any comments to A. Burney or provide at October 14th meeting. Will add to October 14th agenda as a short discussion item. When draft is submitted to DHCD, draft will be submitted to Board of Selectmen at same time.

Village District Bylaw- Chantell Fleck, MRPC presented the latest draft bylaw. A. Burney concerned that the Board is encompassing too much land in the village center district. It should be a walkable area (1/4 mile). Board getting away from density and distinctiveness of a village center district. N. Lockwood opined Board goals of district are economic development, historic protection, and increasing residential density to sustain viability of village center district. A. Burney noted that a village district does not protect a historic home; that is the role of a local historic district and that the village district should not serve as an economic development engine. Use Provisions need to be defined, e.g., "convenience stores" – for zoning purposes, what is the definition of a convenience store for Lunenburg? A concern of K. Chenis was that if properties on one side of a street are included, the properties on the other side should also be included. A. Burney advocated that a rear property line should be defined on both sides. N. Lockwood opined that an historic district bylaw should be created in conjunction with the village district bylaw. A. Burney suggested a public forum be held once the Board has narrowed in on their desired district boundary. Working Map will be revised. A. Burney and C. Fleck will work on defining Use Provisions. Board to review revised draft.

J. Bilotta-Simeone noted solar public hearing to be held October 14, 2014. A super-majority will not be available for the hearing. M. Allison is an abutter to the site and will contact the Ethics Commission for a judgment.

Adjourned 9:45 PM.

Documents used at workshop:
HPP Working Draft
Village District Draft Bylaw

Minutes/2014/10.06.14